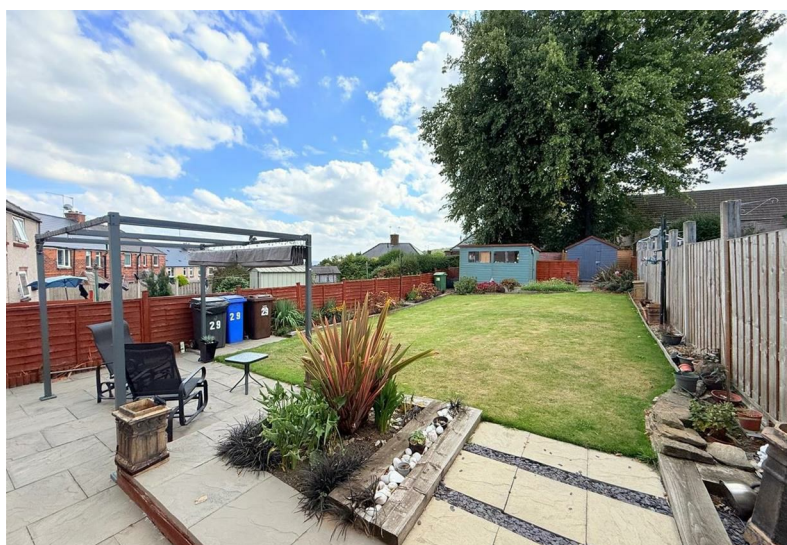




Crag View Crescent Oughtibridge Sheffield S35 0GB
Offers Around £240,000

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**** FREEHOLD ** LARGE SOUTH FACING GARDEN **** Situated on a quiet residential road within the highly regarded suburb of Oughtibridge, this impressive three-bedroom semi-detached property is beautifully presented throughout and offers stylish, contemporary accommodation ideal for modern family living.

The property combines a well-considered layout with a modern finish, featuring a contemporary kitchen/diner, dual-aspect lounge, and a well-appointed shower room. Externally, the property benefits from a driveway providing off-road parking and a generous south-facing rear garden, creating an attractive outdoor space for relaxing and entertaining.

The accommodation is accessed via a composite front door opening into a useful entrance porch, leading through to the welcoming entrance hall. The hallway provides excellent storage, with two large cupboards fitted with shelving, together with useful under-stair storage.

The kitchen/diner is fitted with a stylish range of blue units, complemented by contrasting work surfaces. Integrated appliances include a fridge/freezer, dishwasher, electric oven and four-ring hob. There is also housing and plumbing for a washing machine, together with the property's gas boiler.

The dual-aspect lounge is a bright and inviting reception space, featuring attractive wood flooring and French doors opening directly onto the rear garden, allowing plenty of natural light and providing a seamless connection between the indoor and outdoor living spaces.

To the first floor are two double bedrooms, a further single bedroom, and a contemporary family shower room. The shower room is well appointed and features a large walk-in shower.

The first floor also provides access to the boarded loft space, which is accessed via pull-down ladders.

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- MODERN KITCHEN DINER
- WELL APPOINTED SHOWER ROOM
- QUIET ROAD CLOSE TO COUNTRYSIDE
- SOUTH FACING ARDEN





OUTSIDE

To the front there is an artificial grass lawn and a driveway providing off-road parking. To the rear there is a large south facing garden with planted beds, a timber shed, and a paved patio area.

LOCATION

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary and Bradfield Secondary. Attractive local country walks. Regular public transport. Easy access to Fox Valley Shopping Centre, motorway connections and Sheffield city centre.

MATERIAL INFORMATION

This property is Freehold. The council tax is band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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